

Law Office of
Oscar Palacios
Attorney and Counselor at Law
1899 North Cage
Pharr, Texas 78577

Oscar Palacios

956-787-9929

Fax: 956-781-0533

August 31, 2001

HAND-DELIVERED

U.S. Border Patrol
Sector Headquarters
2301 South Main Street
McAllen, Texas 78503

Attn: Mr. Juan Garcia

Re: Sale of Property

Dear Mr. Garcia:

Thank you for allowing to see me regarding your needs for property for the U.S. Border Patrol Regional Office.

Please consider this our withdrawal of our offer contained in a letter dated August 15, 2001 to your office. The reason is that a joint tenant refused to allow me to include his portion of the land in the offer.

Attached is a plat of 72 acres of land situated in Pharr, Hidalgo County, Texas of which I am part owner. As per your request, we are offering you the North 20 acres on this plat measuring approximately 500 feet frontage on U.S. 281.

The property is on 281 (Cage Boulevard), 4 miles North of the Pharr/Reynosa Bridge, 3.65 miles South of U.S. Expressway 83 and 4.05 miles from Rio Grande Regional and McAllen Medical Hospitals.

The sale price for this property is \$650,000.00.

I am available to personally show you this property.

Thanking you in advance.

Sincerely,



Oscar Palacios

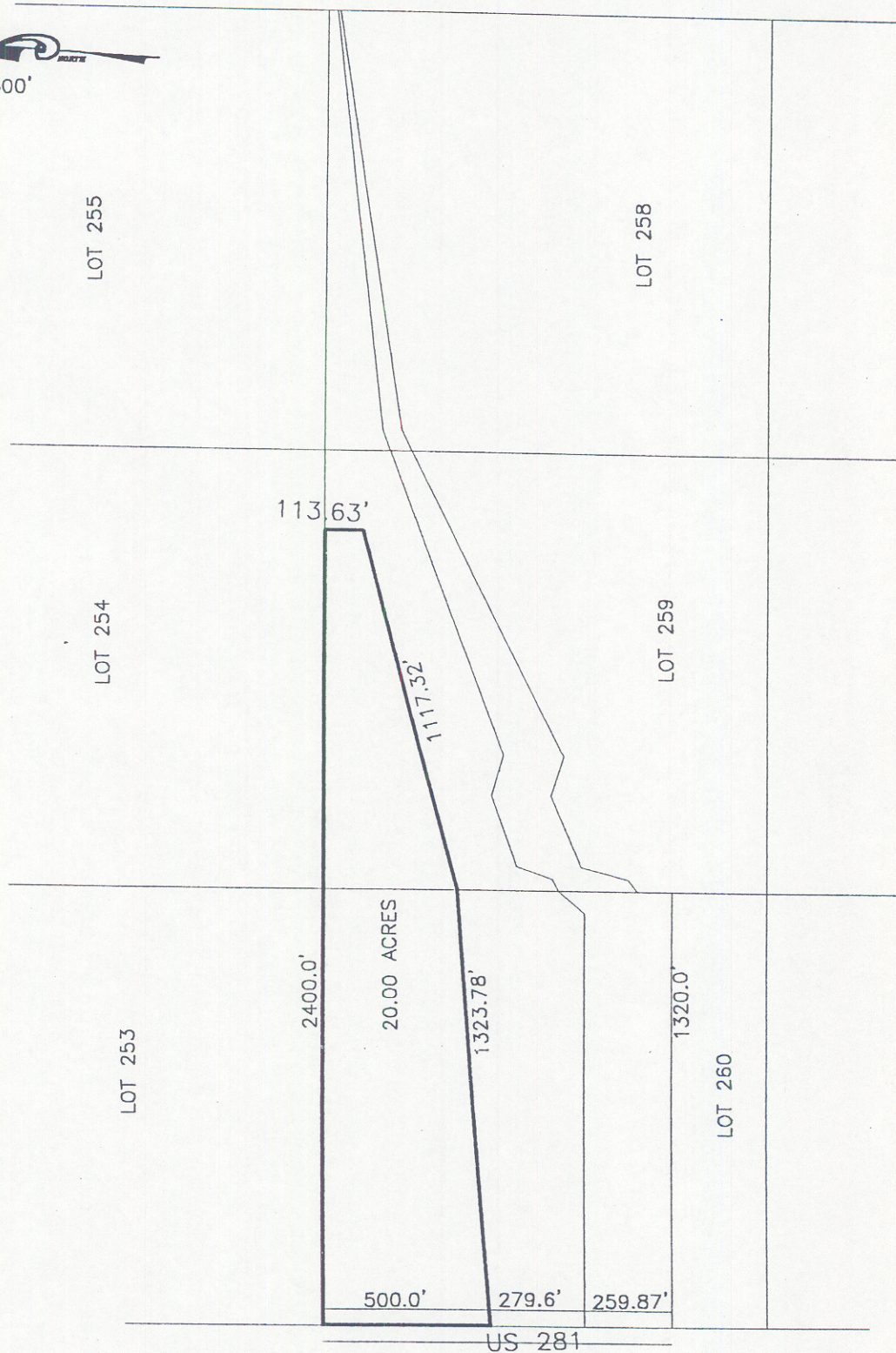
Enclosure

Cc: United States Senator Phil Graham
370 Russell Senate Office Building
Washington, D.C. 20510-4302

United States Senator Kay Hutchinson
284 Russell Senate Office Building
Washington, D.C. 20510

United States Congressman Sylvestre Reyes
Congressional District 16th
310 North Mesa, Suite 400
El Paso, Texas 79901

OTHERS.



○ FND. IRON PIPE ● FND. IRON ROD ○ SET IRON ROD ()—RECORDED DISTANCE

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT _____ IN _____ PHARR _____ HIDALGO COUNTY, TEXAS, DESCRIBED AS FOLLOWS:
20.00 ACRES OUT OF LOTS 259 AND 260 KELLY-PHARR
_____ SUBDIVISION HIDALGO COUNTY, TEXAS.

ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 133, OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS.

Law Office of
Oscar Palacios
Attorney and Counselor at Law
1899 North Cage
Pharr, Texas 78577

Oscar Palacios

956-787-9929

Fax: 956-781-0533

August 31, 2001

HAND-DELIVERED

U.S. Border Patrol
Sector Headquarters
2301 South Main Street
McAllen, Texas 78503

Attn: Mr. Juan Garcia

Re: Sale of Property

Dear Mr. Garcia:

Thank you for allowing to see me regarding your needs for property for the U.S. Border Patrol Regional Office.

Attached is a plat of 17 +/- acres of land situated in Pharr, Hidalgo County, Texas which belongs to my clients.

The property better known as Golf Driving Range is located on West Ferguson (a.k.a. FM 495) in Pharr, Hidalgo County, Texas. The property is approximately 1/8 mile West of Freeway 281 and Interchange U.S. Expressway 83.

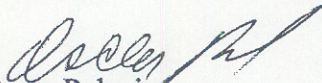
The McAllen Medical Hospital and Rio Grande Regional Hospitals are approximately 3 miles West of this property and Edinburg Regional Hospital is approximately 5 miles Norht.

The sale price for this property is \$490,000.00

I am available to personally show you this property.

Thanking you in advance.

Sincerely,

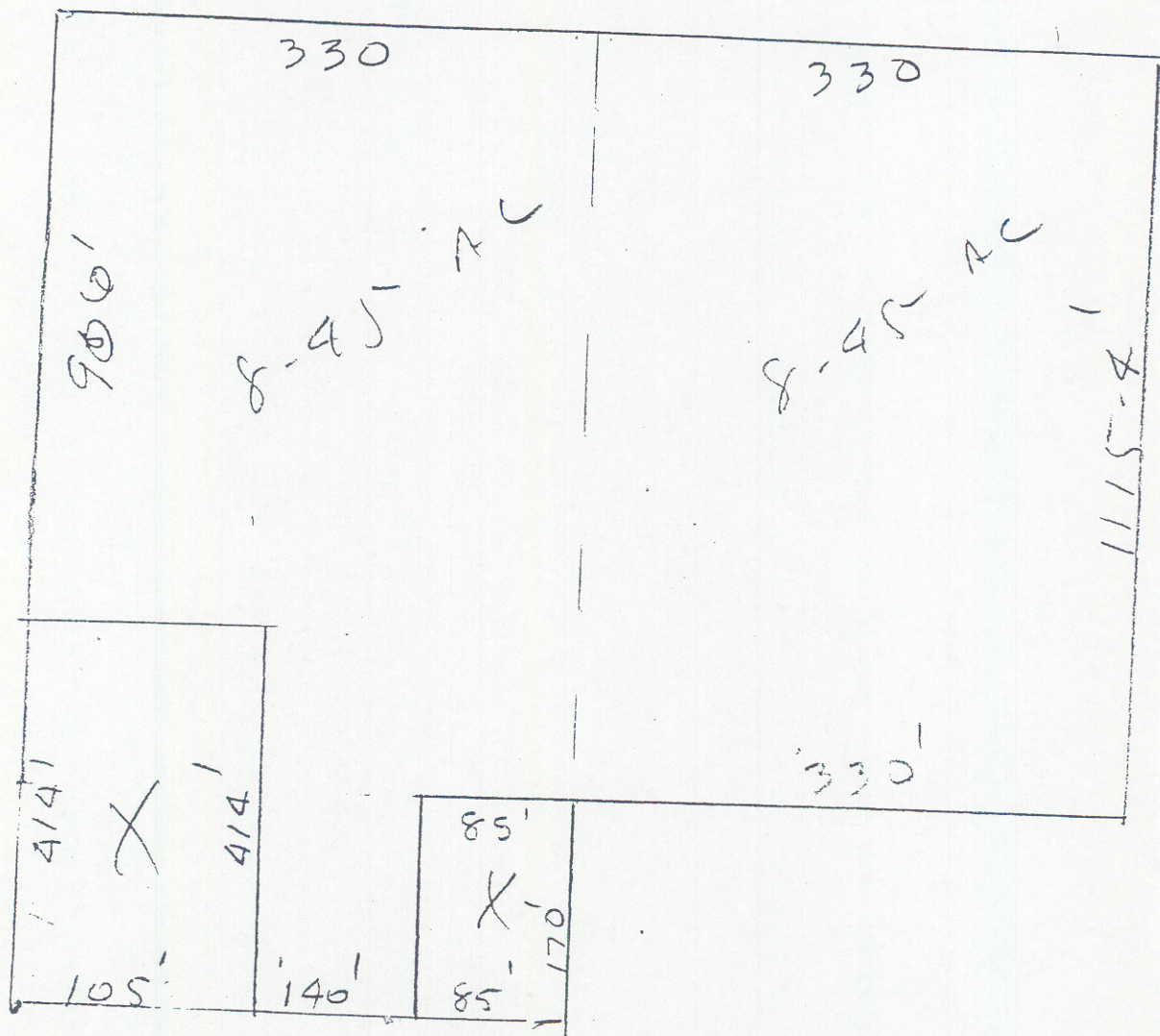
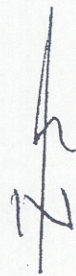

Oscar Palacios

Enclosure

Cc: United States Senator Phil Graham
370 Russell Senate Office Building
Washington, D.C. 20510-4302

United States Senator Kay Hutchinson
284 Russell Senate Office Building
Washington, D.C. 20510

United States Congressman Sylvestre Reyes
Congressional District 16th
310 North Mesa, Suite 400
El Paso, Texas 79901



sw cor Fm 495
Lot 150

**PROPERTY BRIEF
NORTH WEST CORNER
EXPRESSWAY 281 & ALBERTA
EDINBURG, TEXAS**



5125 S. McColl, Suite B

Edinburg, Texas 78539

956 687 7653

fax 956 682 3302

PROPERTY TYPE: Land – Commercial Development

PROPERTY: 8.62 Gross Acres in three tracts

FRONTAGE EXPY 281: 556.74'

FRONTAGE ALBERTA: 331.16'

ZONING: Commercial

TAXES: Unavailable

UTILITIES: 10" Edinburg City Water line along Alberta
24" Sewer line along Alberta to lift station

PRICE: \$788,523

TERMS: CASH

REMARKS: High visibility property located in the newest growth corridor between Edinburg and Pharr. Seller will sell tracts individually. Bring offers.

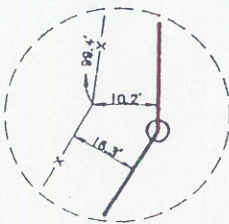
**RIO VALLEY REALTY
MARTY MARTIN
687-7653
793-7653**

Unless otherwise stated, Rio Valley Realty is representing the Seller. Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sale or lease, or withdrawal without notice.



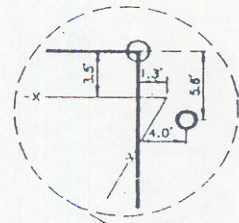
BEARING BASIS AS PER PLAT
KELLY-PHARR SUBDIVISION
VOL. 3, PG. 133 H.C.D.R.

SCALE: 1"=100'



DETAIL "A"
N.T.S.

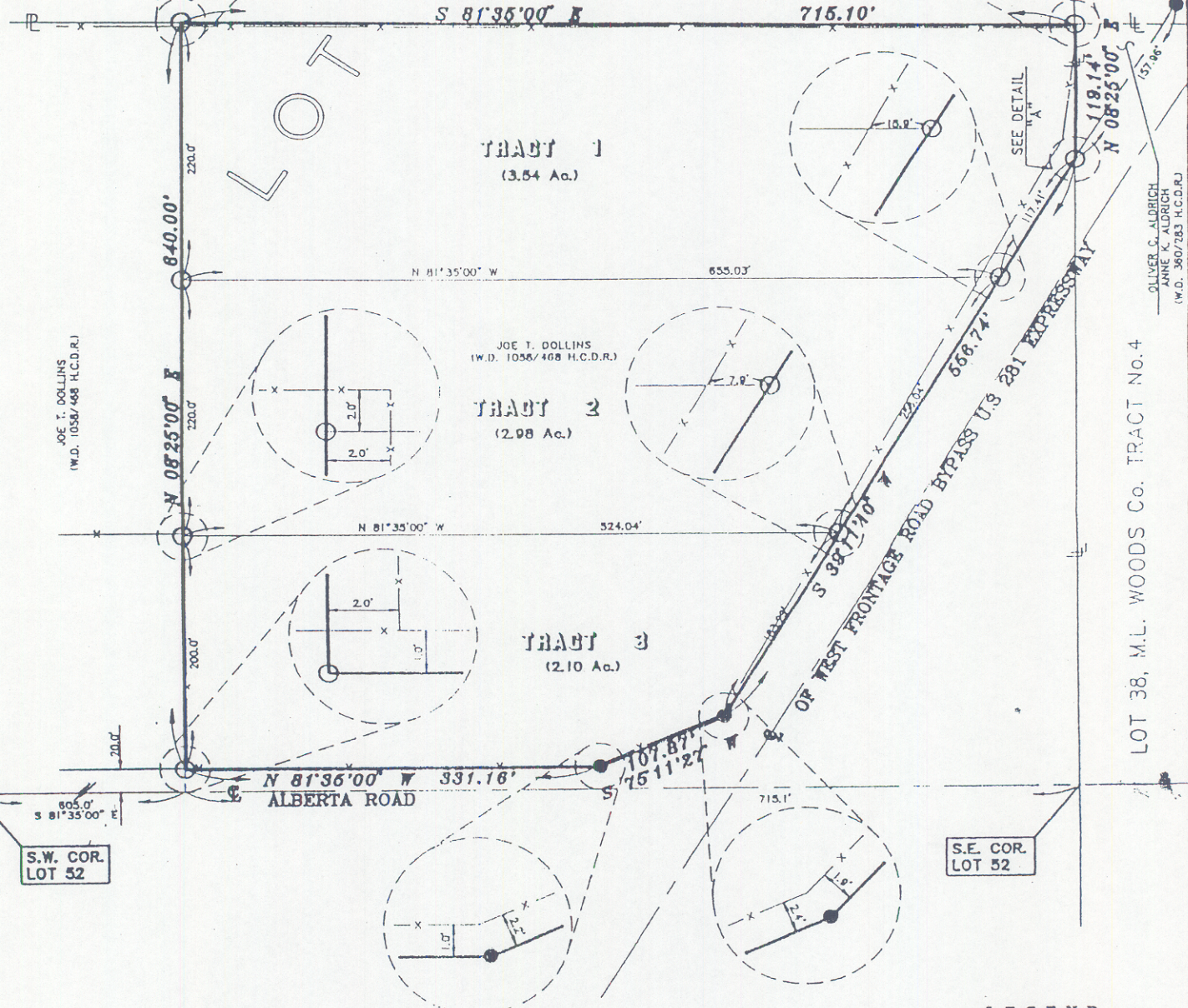
ROBERT H. ANZER
REVOCABLE LIVING TRUST
(W.D. 3202/576 H.C.D.R.)



LOT 27

M.L. WOODS Co. TRACT No.4

52



OLIVER C. ALDRICH
ANNE K. ALDRICH
(W.D. 3607/283 H.C.D.R.)

LOT 38, M.L. WOODS Co. TRACT No.4

LEGEND

- FND. No.4 W/R.O.W. POST
- FND. No.4 REBAR
- SET No.4 REBAR
- X — HOG-WIRE FENCE

PLAT SHOWING
8.62 ACRES
OUT OF THE EAST 15.00 ACRES
OF THE SOUTH HALF OF LOT 52
KELLY-PHARR SUBDIVISION
HIDALGO COUNTY, TEXAS

PLAT FOR: **JOE T. DOLLINS**

MELDEN & HUNT, INC.
CONSULTING ENGINEERS

July 31, 2001

McAllen Border Patrol
Attention: Asst. Chief Juan Garcia
McAllen, Texas 78503

Re: Proposed Site Property
Edinburg, Texas

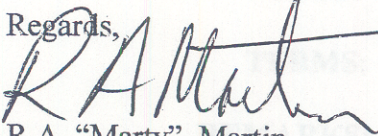
Asst. Chief Garcia,

Please find enclosed a property brief and survey on an expressway property my company has listed for sale and a copy of the proposed highway construction. I have highlighted the property in yellow, the existing exit ramp in blue and the proposed ramps in green.

I do not have a survey on the 11.31 acre tract so my estimated frontages are by my best guess method.

Should you have any questions, please feel free to call me at your convenience.
(956) 793-7653 mobile.

Regards,



R.A. "Marty" Martin
Broker/Owner



5125 S. McColl, Suite B

Edinburg, Texas 78539

956 687 7653

fax 956 682 3302

**PROPERTY BRIEF
SOUTHWEST CORNER
EXPRESSWAY 281 & ALBERTA
EDINBURG, TEXAS**



5125 S. McColl, Suite B
Edinburg, Texas 78539
956 687 7653
fax 956 682 3302

PROPERTY TYPE: Land – Commercial Development

PROPERTY: 11.31 Gross Acres

FRONTAGE EXPY 281: Approx. 700'

FRONTAGE ALBERTA: Approx. 936'

FRONTAGE BUS 281: Approx. 660'

ZONING: A-O

TAXES: Unavailable

UTILITIES: 10" Edinburg City Water line along Alberta
21" Sewer line along Alberta to lift station

PRICE: \$1,500,000

TERMS: CASH

REMARKS: **One of a kind tract with frontage on Bus and Expy 281.**
No survey on file. All frontages are approximates. High
visibility property located in the newest growth corridor
between Edinburg and Pharr. Seller will not pay for any
rollback taxes.

**RIO VALLEY REALTY
MARTY MARTIN
687-7653
793-7653**

Unless otherwise stated, Rio Valley Realty is representing the Seller. Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sale or lease, or withdrawal without notice.